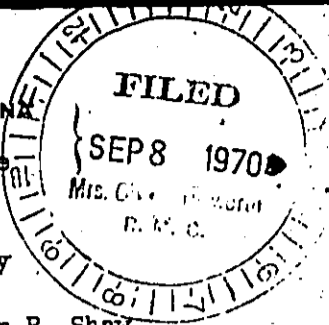


STATE OF SOUTH CAROLINA
COUNTY OF Greenville
of Greenville County



BOOK 1165 PAGE 575

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, John R. Shaw,

WHEREAS, I, John R. Shaw

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Co., Williamston, S. C.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of
Seven hundred seventy-seven & 84/100 - - - - - Dollars (\$ 777.84) due and payable

in monthly installments of \$32.41 each beginning Oct. 1, 1970 and continuing for 24 months
until paid in full,

with interest thereon from date at the rate of 7 per centum per annum, to be paid: monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

All that piece, parcel or lot of land in Oaklawn Township, Greenville County, State of South Carolina, and having the following metes and bounds: BEGINNING at a stone on Lee Avenue, 2.80 chains from corner of Lee Avenue and Road leading to Pelzer, S. C., and running thence N. 33 1/2 W. 15.25 chains to a stone; thence S. 86 W. 4.00 chains to a stone; thence S. 32 1/2 E. 17.40 chains to a stone on Lee Avenue; thence with Lee Avenue N. 57 1/2 E. 3.55 chains to the beginning corner, containing Five and 80/100 acres, more or less, and known as Lot No. 30 on a plat of Arden, made by John M. Cureton, D. S., November 10, 1906.

LESS:

All that piece, parcel or lot of land in Oaklawn Township, Greenville County, State of South Carolina, lying and being situated in Eastview School District, County and State aforesaid, and being bounded by lands now or formerly owned by G. W. Holliday, C. H. Thompson, T. M. Fennell, Old Pelzer Road and possibly by others, having the following courses and distances to-wit: BEGINNING at iron pin corner of C. H. Thompson's and Grantor's line, thence N. 44 E. 198 feet to iron pin corner of Grantor's line, thence along line of Grantor, S. 32 E. 214 feet to iron pin center of Old Pelzer Road and the corner of G. W. Holliday; thence along line of G. W. Holliday S. 57 1/2 W. 184 feet to iron pin corner C. H. Thompson line; thence along line of C. H. Thompson N. 33 W. 184 feet to the point of origin, containing eight-tenths (8/10) of an acre, more or less.

This being that same lot of land conveyed to me by E. Inman, Master by deed dated June 11, 1965 and recorded in the office of the RMC for Greenville County in Vol. 775, at page 387.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whatsoever lawfully claiming the same or any part thereof.